

MINUTES

**California Pollution Control Financing Authority
915 Capitol Mall, Room 587
Sacramento, California
November 15, 2022**

In accordance with Government Code Section 11133 et. Seq., CPCFA provided Authority members, participants, and members of the public the opportunity to participate in this meeting via teleconference.

Public Participation Call-In Number (877) 853-5257: Meeting ID: 987 6693 6958 and Participant Code 560284

1. Call to Order & Roll Call

Patrick Henning, Chairperson, called the California Pollution Control Financing Authority (CPCFA or Authority) meeting to order at 10:32 a.m.

Members Present: Patrick Henning for Fiona Ma, CPA, State Treasurer
Tony Sertich for Betty T. Yee, State Controller
Gayle Miller for Joe Stephenshaw, Director of Finance

Staff Present: Shela Tobias-Daniel, Executive Director
Christina Sarron, Deputy Executive Director
Robert Salls, Associate Governmental Program Analyst (Remotely)
Doreen Smith, Staff Services Manager I
Dori Floyd, Executive Assistant
Nicholas Polisner, Office Technician
Patricia Creighton, Office Technician

Quorum: The Chairperson declared a quorum

2. Minutes (Action Item)

Chairperson Henning asked if there were any questions or comments concerning the meeting minutes from the meeting held on October 18, 2022. There were none.

Mr. Sertich moved approval of the minutes; Mr. Henning provided the second.

Mr. Henning asked if there were any public comments. There were none.

The minutes were approved.

The item was passed by the following vote:

Patrick Henning, for the State Treasurer	Aye
Gayle Miller, for the Director of Finance	Aye
Tony Sertich, for the State Controller	Aye

3. Executive Director's Report (Information Item) Presented by Shela Tobias-Daniel, Executive Director

Ms. Tobias-Daniel presented her report and provided information on the following topics: Ms. Tobias-Daniel appeared virtually at the National Public Listening Session for the Greenhouse Gas Reduction Fund hosted by the Environmental Protection Agency (EPA). The EPA was interested in public comment on the upcoming available funds for state programs and Green Bank projects for Greenhouse Reduction.

Ms. Tobias-Daniel continued by stating Outreach and Marketing Manager, Alison French-Tubo, and Outreach Analyst, Erin Loriaux, met with Small Business Development Center (SBDC) regional leaders and discussed strategies for engaging financial institutions in each region.

Ms. Tobias-Daniel, along with Treasurer Ma and Anthony Zeto of the California Tax Credit Allocation Committee (CTCAC) presented at the Mid-Sunset Neighborhood Association regarding environmental financing programs available at STO within CPCFA and CAEATFA.

Ms. Tobias-Daniel further reported that Outreach and Marketing Manager, Alison French-Tubo, presented about the State Small Business Credit Initiative (SSBCI) at the Eastern Sierra Capital Conference hosted by the Bakersfield SBDC in Bishop.

Ms. Tobias-Daniel also spoke regarding her participation in a panel discussion for the SSBCI virtual Conference presented by the U.S. Treasury, discussing California's Capital Access Program as well as her presentation at a webinar for the California Community Economic Development Association (CCEDA) addressing Minority Depository Institutions on eligibility and process for lender enrollment in CalCAP.

The California Capital Access Program (CalCAP) recently expanded the role of a lender. CalCAP is proud to welcome a new lender to our ever-growing lender network:

- CapX Equipment Leasing – Approved to participate in the CalCAP/CARB Program.

In a personnel update, Ms. Tobias-Daniel welcomed Jasmine Barron, a new Analyst for the CalCAP program, to CPCFA staff.

Ms. Tobias-Daniel reported that she approved one item under her delegated authority:

On October 26, 2022, she approved and signed amendments to the Indenture, Tax Certificate, and IRS form 8038 for an interest rate index change from LIBOR to SOFR on the Caglia Environmental, LLC, Series 2017 transaction.

Ms. Tobias-Daniel concluded her Executive Director's report.

Mr. Henning asked if there were any questions or comments concerning the Executive Director's report. Tony Sertich complimented CPCFA Staff for their outreach regarding the SSBCI program funding. There were no public comments.

4. Business Item (Action Item)

A. Request to Amend Grant Documents Under the California Recycle Underutilized Sites (CALReUSE) Remediation Program

Presented by: Robert Salls, Associate Governmental Program Analyst (AGPA)

The Office of Community Investment and Infrastructure, also known as the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, (the "Grantee" or "OCII") requested approval of an amendment to extend the term of the Infill Grant Agreement ("Grant Agreement") to July 31, 2023, under the CALReUSE Remediation Program ("Program"). On November 19, 2008, the CPCFA Board approved a grant in the amount of \$5,000,000 for remediation at the former Hunters Point Naval Shipyard ("Shipyard"). All reimbursable costs have been submitted by the Grantee and the disbursement of the Grant is complete.

Cleanup of the brownfield was to result in an initial Infill Development Project that consisted of 2,625 housing units (616 affordable). In September 2010, and prior to execution of the Grant Agreement, the Grantee requested an amendment to reduce the number of housing units to 1,128 housing units (221 affordable) due to the economic downturn. In 2016, due to the dissolution of the RDA and delays in the conveyance of US Navy parcels, the project was further amended down to 884 housing (207 affordable) and given a 21-month extension until October 7, 2019. A portion of the development located in Block 52 was determined to be economically infeasible, which necessitated a complete redesign including the adjustment of lot lines and lot consolidation under the city and county's Tentative Map and Final Map processes to be completed prior to construction beginning, significantly delaying the project. Accordingly, the Grantee requested an extension and in September of 2019 the CPCFA Board approved the extension of the project until December 31, 2022.

The final development block of housing in the Infill Development Project has encountered delays due to supply chain issues for two components of the project, the elevators, and the car stackers. The delay of these components will result in a delay of issuance of the Certificate of Final Completion and Occupancy (CFCO).

The first item that has impacted the CFCO date are the elevators. Global supply chain shortages for materials and logistics have pushed back the delivery date of the two elevators for the building. The developer is ready for the elevators to be installed now, but the elevator vendor will not be able to install the elevators until December, after which the elevators will require State inspection, and given the holidays this inspection will likely be pushed out to January 2023. Once the

elevator inspection is complete, the developer will be able to obtain a Temporary Certificate of Occupancy (TCO), but not the CFCO.

The second more significantly delayed item that has impacted the CFCO date are the car stackers. The design of the building was approved with car stackers to meet the approved number of parking spaces for the building. In 2021, the developer was in contract with City Lift to provide the car stackers, however City Lift filed for bankruptcy in September 2021. The developer immediately put a bid out and in late 2021 began negotiations with Utron, a new car stacker vendor. Prior to finalization of that contract, Utron informed the developer there would be a significant manufacturing delay in delivering the car stackers to the site which would push the CFCO into late summer of 2023. In July of 2021, the developer switched negotiations to a third car stacker vendor, Klaus, which gave a delivery date of February 2023 but recently advised that delivery will be May 2023. In the extension requested by the Grantee, they have included two additional months to allow for production or transit delays, plus time for associated inspections, pushing the anticipated CFCO timing to July 2023 and the extension request to July 31, 2023.

There were no public comments.

The item was passed by the following vote:

Patrick Henning, for the State Treasurer	Aye
Gayle Miller, for the Director of Finance	Aye
Tony Sertich, for the State Controller	Aye

5. Public Comment

Mr. Henning asked if there were any comments from the public on matters that were not on the agenda. There were none.

6. Adjournment

There being no further business, public comments, or concerns, the meeting adjourned at 10:44 a.m.

Respectfully submitted,



Shela Tobias-Daniel
Executive Director